

018.0

0007

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,019,600 / 1,019,600

1,019,600 / 1,019,600

1,019,600 / 1,019,600

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		ROANOKE RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CLARKE-LAUER MATTHEW &	
Owner 2: CLARKE-LAUER ANNE	
Owner 3:	
Street 1: 5 ROANOKE ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: MC DERMOTT BARBARA D -	
Owner 2: -	
Street 1: 5 ROANOKE ROAD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION	
This parcel contains .143 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Vinyl Exterior and 2683 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

BUILDING PERMITS	
Date	Number
10/18/2021	1614
8/23/2018	1214
11/1/2016	1331
8/18/2016	2049

ACTIVITY INFORMATION	
Date	Result
10/2/2019	Left Notice
9/23/2019	Permit Visit
1/3/2018	Inspected
12/13/2017	MEAS&NOTICE
3/15/2017	SQ Returned
3/13/2017	SQ Returned
2/23/2009	Meas/Inspect
2/3/2009	Meas/Inspect
10/24/2000	Hearing N/C

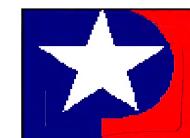
Sign:	VERIFICATION OF VISIT NOT DATA
	/ /

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj

101	One Family	6214	Sq. Ft.	Site	0	85.	0.98	2														

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6214.000	504,100		515,500	1,019,600		13167
Total Card	0.143	504,100		515,500	1,019,600	Entered Lot Size	GIS Ref
Total Parcel	0.143	504,100		515,500	1,019,600	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	380.05	/Parcel: 380.05	Land Unit Type:	Insp Date



## USER DEFINED

Prior Id # 1: 13167

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 5	- Cape			Full Bath: 2	Rating: Average																
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average																
Prime Wall: 4	- Vinyl			A HBth: 1	Rating:																
Sec Wall: 1	%			OthrFix: 1	Rating:																
Roof Struct: 1	- Gable			OTHER FEATURES																	
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average																
Color: WHITE				A Kits: 1	Rating:																
View / Desir: k	- Kelwyn Manor			Fpl: 2	Rating: Average																
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:																
Grade: C+	- Average (+)			<b>CONDOS INFORMATION</b>																	
Year Blt: 1940	Eff Yr Blt: 2019			Location: 1																	
Alt LUC: 1	Alt %: 1			Total Units: 1																	
Jurisdct: G21	Fact: .			Floor: 1																	
Const Mod: 1				% Own: 1																	
Lump Sum Adj: 1				Name: 1																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD	Phys Cond: AV - Average 1.0 %			Functional: 1	Interior: 1			Exterior: 1	No Unit 1			RMS: 6	BRS: 2	Baths: 2	HB: 1						
Prim Int Wal: 2	- Plaster			Economic: 1	Additions: 1			Kitchen: 1	Baths: 6												
Sec Int Wall: 1	%			Special: 1	Plumbing: 1			Baths: 2	Electric: 1												
Partition: T	- Typical			Override: 1	Heating: 1			Electric: 2	General: 1												
Prim Floors: 3	- Hardwood			Total: 1	Total: 1			Heating: 2	General: 1												
Sec Floors: 1	%			<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>NET AREA</b>									
Bsmnt Flr: 12	- Concrete			Basic \$ / SQ: 110.00	Rate			Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value					
Subfloor: 1				Size Adj.: 1.02358568								FFL	First Floor	1,196	112.580	134,649					
Bsmnt Gar: 1				Const Adj.: 0.99989998								SFL	Second Floor	1,196	112.580	134,649					
Electric: 3	- Typical			Adj \$ / SQ: 112.583								BMT	Basement	727	43.910	31,921					
Insulation: 2	- Typical			Other Features: 103441								CRWL	Crawl Space	469	16.890	7,920					
Int vs Ext: S				Grade Factor: 1.10								ATC	Attic	419	112.580	47,127					
Heat Fuel: 2	- Gas			NBHD Inf: 1.00000000								OPP	Open Porch	91	34.630	3,151					
Heat Type: 1	- Forced H/Air			NBHD Mod: 1																	
# Heat Sys: 1				LUC Factor: 1.00																	
% Heated: 100	% AC: 100			Adj Total: 509145																	
Solar HW: NO	Central Vac: NO			Depreciation: 5091																	
% Com Wal	% Sprinkled			Depreciated Total: 504054																	
<b>MOBILE HOME</b>				Make: 1	Model: 1	Serial #:	Year: 1	Color: 1	<b>PARCEL ID</b> 018.0-0007-0001.0				<b>IMAGE</b>								
<b>SPEC FEATURES/YARD ITEMS</b>																<b>AssessPro Patriot Properties, Inc</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N				Total Yard Items:				Total Special Features:				Total:									